

This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Boundary Survey based on a Reurvey conforming to Horizontal Accuracy Class A-2 and an Improvement Location Survey conforming to Accuracy Class T-2.

This document and copies thereof are valid only if they bear the live signature and embossed seal of the designated professional. Unauthorized alterations render any declaration hereon null and void.

#### Map References:

- "Resubdivision Block 9 Property of Frederick C. Machholz Blue Hills Ave. & Southwood Drive Bloomfield, Connecticut Scale: 1"=100' September 1974 Office Sanderson & Washburn Simsbury, Connecticut Ind. 2 Zone & R-15 Zone Revised March 1981 Revised January 1988"
- "Plot Plan Lemac Iron Works, Inc. 19 Southwood Drive Bloomfield, Conn. Scale: 1"=40' Date: 7-11-89 Rev. 8-28-89 by Palmberg & Russo, William R. Palmberg, L.S."

#### Notes:

- Bearings are based on magnetic north per reference map #1.
- Elevations are based on MDC Datum per reference map #2. NAVD is 2.83 feet lower than the elevations shown on this plan.
- Parcel does not lie in Inland Wetlands per Official Map of Wetlands and Watercourses Sheet #300.
- Parcel does not lie in a Special Hazard zone per Flood Insurance Rate Map Number 090030352F Hartford County Connecticut Effective Date September 26, 2008.
- Underground utility, structure and facility locations noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parole testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to J.R. Russo & Associates, LLC. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. Call Before You Dig 1-800-822-4465.
- Approximate proposed earth movement for purposes of wetland permitting are 2,100 c.y. cut and 900 c.y. fill for a net export of 1,200 c.y. Contractor shall verify quantities for pricing.
- The current proposal includes 35,200 s.f. of impervious surfaces (33.6% of lot area). The drainage system is designed for maximum 50% coverage and limits of future expansion are shown hereon.

#### ZONING DATA BLOCK (I-2)

	REQUIRED	PROVIDED
MIN. LOT AREA (S.F.)	40,000	104,769±
LOT WIDTH (FT.)	125	276±
FRONT YARD (FT.)	40	60±
SIDE YARD (FT.)	20	77±
REAR YARD (10% OF DEPTH, FT.)	38	265±
HEIGHT (FT.)	60	22±
LOT COVERAGE (%)	50	33.6

#### PARKING REQUIREMENTS

1 PER 2 EMPLOYEES ON LARGEST SHIFT AND NO LESS THAN  
1 PER 500 S.F. BUILDING AREA

7 EMPLOYEES/2 = 3.5 = 4 SPACES  
4,050 S.F./500 = 8.1 = 9 SPACES

SPECIAL PERMIT REQUESTED FOR PERMANENT REDUCTION TO 8 SPACES

#### LEGEND

—	EXISTING UTILITY HANDHOLE
—	EXISTING UTILITY POLE
—	PROPOSED UTILITY POLE
—	EXISTING LIGHT POLE
—	PROPOSED LIGHT POLE
—	PROPOSED BUILDING MOUNTED LIGHT
—	OVERHEAD ELECTRIC
—	UNDERGROUND UTILITIES
—	WATER GATE
—	EXISTING HYDRANT
—	PROPOSED HYDRANT
—	EXISTING WATER LINE
—	PROPOSED WATER LINE
—	GAS GATE
—	EXISTING GAS LINE
—	PROPOSED GAS LINE
—	EXISTING CATCH BASIN
—	PROPOSED CATCH BASIN (CB)
—	PROPOSED DRAINAGE MANHOLE (DMH)
—	EXISTING STORM SEWER
—	PROPOSED STORM SEWER
—	PROPOSED SANITARY MANHOLE (SMH)
—	EXISTING SANITARY MANHOLE
—	EXISTING SANITARY SEWER
—	PROPOSED SANITARY SEWER
—	SIGN
—	EXISTING IRON PIN (FOUND)
—	EXISTING MONUMENT (FOUND)
—	EXISTING SPOT GRADE
—	PROPOSED SPOT GRADE
—	EXISTING CONTOUR
—	PROPOSED CONTOUR
—	PROPERTY LINE
—	SILT FENCE OR HAYBALES

#### EROSION & SEDIMENT CONTROL PLAN KEY

PS	PERMANENT SEEDING
TS	TEMPORARY SEEDING
CE	CONSTRUCTION ENTRANCE
RR	RIP RAP
OP	OUTLET PROTECTION
GSF	SILT FENCE
SCD	TEMPORARY STONE CHECK DAM
☒	CATCH BASIN INLET PROTECTION

#### TEST PIT DATA

Observed by Dana Steele, P.E., J.R. Russo & Associates, LLC on 9/25/12.

TP#1	0 - 8" Topsoil
8 -	32" Brown Loamy Sand
32 -	55" Gray Med/Coarse Sand
55 -	64" Brown Fine Sand (w/ mottles)

No Seepage, No Ledge, Some Mottling

Notes: Black banding observed at 46", not indicative of seasonal high water table due to coarse soil texture. Distinct mottles @ 58"

TP#2	0 - 8" Topsoil
8 -	30" Brown Loamy Sand
30 -	68" Gray Med/Coarse Sand
68 -	87" Brown Fine Sand (w/ mottles)

No Seepage, No Ledge, Some Mottling

Notes: Black banding observed @ 39", not indicative of seasonal high water table due to coarse soil texture. Distinct mottles @ 64"

Revised: 2/21/2023

#### URFORM, LLC

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860 922-8999  
25 Westborough Drive  
West Hartford, CT 06107

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

RECEIVED

FEB 23 2023

PLANNING & ZONING  
BLOOMFIELD, CT

RECEIVED

NOV 30 2012

PLANNING & ZONING  
BLOOMFIELD, CT

#### Soil Erosion & Sediment Control Plan

REV: 11-15-12 MOVE NORTHERN DRIVE, MODIFY FUELING AREA  
REV: 10-9-12 ADDRESS CONDITIONS OF APPROVAL

#### Site Plan

##### MEDINAS, LLC

15 Southwood Drive  
Bloomfield, Connecticut  
Map 301 Lot 2021 Zone: Ind-2

Applicant & Owner

##### K&S SOUTHWOOD, LLC

15 SOUTHWOOD DRIVE  
BLOOMFIELD, CT

#### J.R. RUSSO & ASSOCIATES, LLC

Land Surveyors & Professional Engineers

1 SHOHAM ROAD  
EAST WINDSOR, CONNECTICUT 06088

(860) 623-0569

FAX: (860) 623-2465



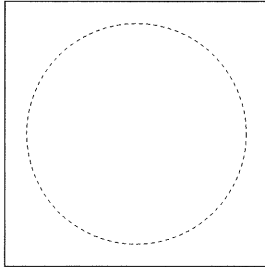
BY	SCALE	DATE	SHEET	CHECKED	NO.
DPS	1"=20'	9-7-12	3 of 7	JEU	2012-076



MEDINAS, LLC

15 Southwood Drive  
Bloomfield, CT 06002

Revision	Date	Comment	By
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Owner

K&S SOUTHWOOD, LLC  
15 Southwood Drive,  
Bloomfield, CT 06002

Project

MEDINAS, LLC  
15 Southwood Drive,  
Bloomfield, CT 06002

Drawing Title

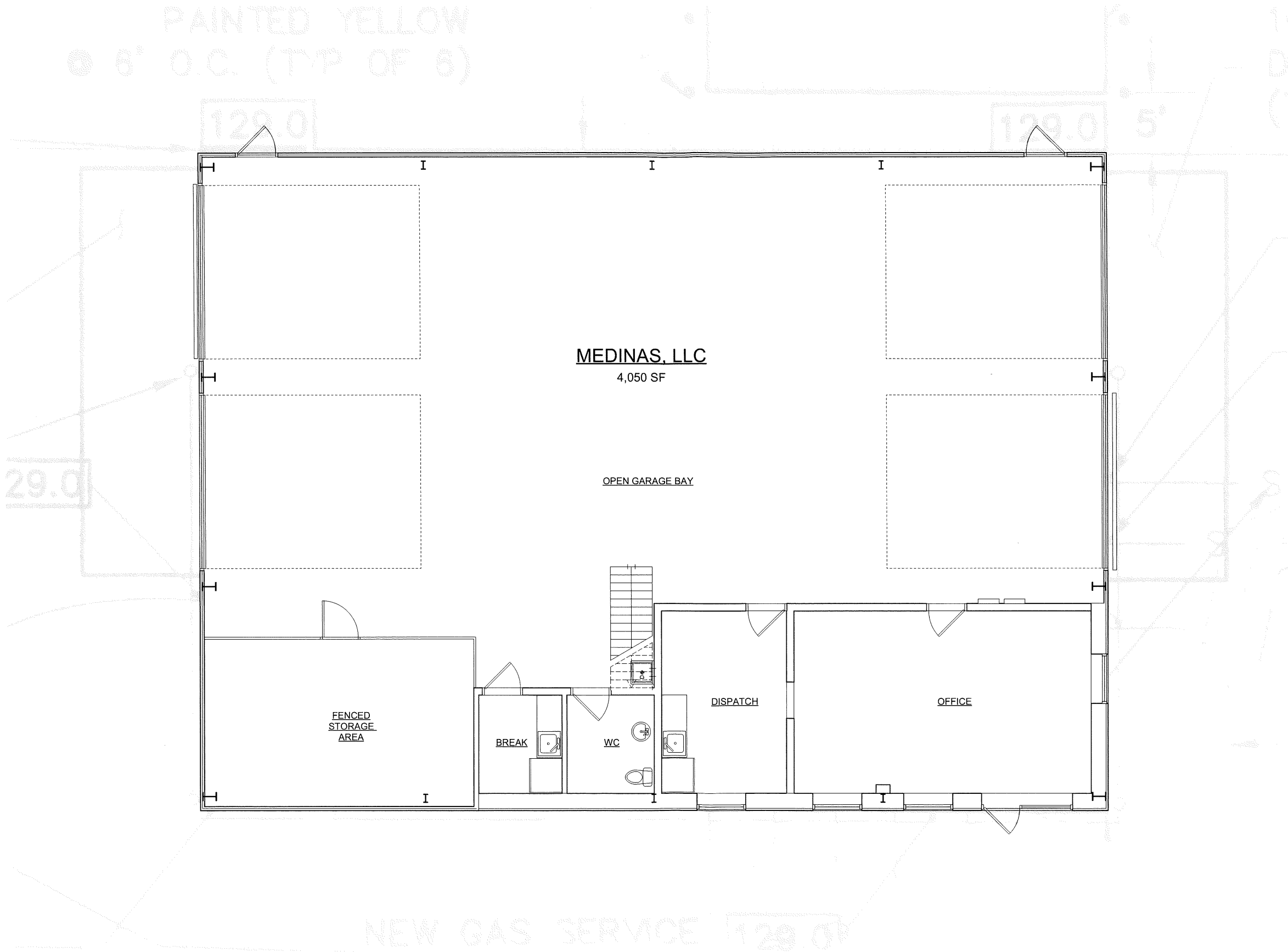
FLOOR PLAN

Drawing No.

A1.0

Issue

2/21/2023



1

BUILDING FLOOR PLAN  
Scale: 1/4" = 1'-0"